

# DISTRICT OF COLUMBIA BUILDING CODE ADVISORY COMMITTEE

c/o DCRA/BLRA · 941 North Capitol Street, NE, Ste. 2000 · Washington, DC 20002

## CODE CHANGE PROPOSAL FORM

2003 ICC FAMILY OF CODES

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CODE: IBC

SECTION NO. 3307

SUBCOMMITTEE AMENDMENT NO. C-7

PROPOSING SUBCOMMITTEE: Constr

CHAIR: Fetterman

PHONE: 202/625-2525 E-mail: fetterman-dc@att.net

DATES: OF PROPOSAL: 4/18/05

BCAC PRESENTATION: 4/20/05

BCAC APPROVAL:

CHECK ONE



*Revise section to read as follows:*



*Delete section and substitute the following:*



*Add new section to read as follows:*



*Delete section without substitution.*

TYPE ALL TEXT IN 12-POINT TIMES NEW ROMAN FONT

~~LINE THROUGH TEXT TO BE DELETED~~ (highlight text, under Format, click font and check strikethrough)

UNDERLINE TEXT TO BE ADDED

Use additional sheets of the form, if necessary.

(See following pages)

Anticipated impact of code change on cost of construction (CHECK ONE)

☐ Increase

☐ Decrease

☒ Negligible

☐ Unknown

If "Increase" box was checked, indicate estimated range of added cost:

Per 1,000 SF single-family dwelling to

Per 1,000SF of commercial building to

## JUSTIFICATION OF CHANGE:

This amendment, continues provisions of existing 2003 12 DCMR and has evolved over time in response to our unique urban environment. Some provisions may be based on existing regulatory statutes.

Policy 4.a. Inappropriate provision due to local conditions (climate, physical, urban planning or economic).

Policy 4.d. Provision that is inconsistent or conflicting with District statute, regulation or policy.

## **SECTION 3307A PROTECTION OF ADJOINING PROPERTY**

*Revise Section 3307.1 to read as follows:*

**3307.1 Protection required.** Adjoining public and private property shall be protected from damage during construction, remodeling or demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights, and roofs. Provisions shall be made to control water run-off and erosion during construction or demolition activities.

*Add Sections 3307.2 through 3307.4 to read as follows:*

**3307.2 Notification required.** The person causing work to be made that will affect an adjoining property shall provide written notice to the owners of adjoining buildings advising them of the intended work and that the adjoining buildings should be protected. If afforded the necessary written permission to enter the adjoining lot, building or structure, the person causing the construction, excavation, remodeling or demolition to be made shall at all times and at his or her own expense preserve and protect the adjoining lot, building or structure from damage or injury.

1. If the work is non-structural, notification shall be delivered to the adjoining property owner, with a copy to the code official, not less than 10 days prior to the scheduled starting date of the work.
2. If the work involves excavation requiring underpinning or other structural support of the adjoining building, the person causing the work shall notify the adjoining property owner by registered mail, with a copy to the code official, not less than thirty (30) days prior to the proposed starting date. This notification shall include a copy of all documents filed for necessary permits. The adjoining property owner shall have thirty (30) days to respond in writing. If the necessary written permission is not afforded, the adjoining owner and the code official shall be notified by registered mail. It shall then be the duty of the owner of the adjoining lot, building or structure to make safe his or her own property, for the prosecution of which said owner shall be granted the necessary written permission to enter the premises of the construction, excavation, remodeling or demolition.

**3307.2.1 Underpinning party walls.** In the case of existing adjoining or party walls which require underpinning, proper underpinning shall be provided in accordance with applicable sections of this code whether or not written permission to enter the adjoining lot is granted.

**3307.2.1.1 Party walls.** In case of party walls erected in the original city of Washington (Squares 1-1170), or party walls erected with written consent of the adjoining owners, or both, the person causing the work shall notify the adjoining property owner, with a copy to the code official, not less than thirty (30) days prior to the proposed starting date. This notification shall include a copy of all documents filed for necessary permits. The person causing such excavation need not obtain the written permission from the adjacent property owner to provide underpinning for the adjoining structure.

**3307.2.2 Party wall maintenance.** In case an existing party wall is intended to remain or be used by the person who causes a construction operation to be made, and such party

wall is in good condition and sufficient for the use of both the existing and proposed building, such person shall preserve the party wall from injury and shall support the party wall by proper foundations at said person's own expense, so that the wall is and remains as is and useful as the party wall was before the work was commenced. During any construction operation, the party wall shall be maintained weatherproof and structurally safe by adequate bracing until such time as the permanent structural supports have been provided.

**3307.2.2.1 Temporary protection.** If the party wall is to remain exposed for less than sixty (60) days, the exposed portions of the wall shall be protected from weather damage by tarpaulins, waterproof paper, or other temporary means approved for use by the code official. Such temporary protection shall be maintained in a weatherproof condition.

**3307.2.2.2 Intermediate protection.** If the party wall is to remain exposed for more than sixty (60) days, but less than eighteen (18) months, the exposed wall shall be restored and weatherproofed in accordance with the requirements for the particular type of construction involved. All plaster and other material not commonly used for exterior construction shall be removed; all holes shall be properly filled; and masonry party walls shall be repointed.

**3307.2.2.3 Permanent protection.** If the party wall is to remain exposed for eighteen (18) months or longer, the party walls shall be permanently restored and weatherproofed in accordance with the requirements for the particular type of construction involved. Party walls shall be faced with material commonly used for exterior finish, or restored as closely as practicable with the facing material and construction of the other exterior walls of the building left standing, and shall be painted or otherwise finished in a manner similar to other parts of the building.

**3307.2.3 Party wall beam holes.** Where a structure involving a party wall is being demolished, the owner of the demolished structure shall, at his or her own expense, bend over all wall anchors at the beam ends of the standing wall and shall brick up all open beam holes and otherwise maintain the safety and usefulness of the wall.

**3307.2.4 Unsafe party walls.** If any party wall or portion thereof which is left standing and exposed after a building is demolished or partially removed is deemed unsafe or dangerous by the code official, then the owner of the building that is being removed or demolished shall either remove and reconstruct, or anchor, brace, or buttress all of those portions of the party wall deemed unsafe or dangerous, and shall do all other work necessary to enclose properly the building or structure left standing.

**3307.3 Chimneys, soil stacks, vent stacks, and windows.** Wherever a new building or structure is erected to greater or lesser heights than an adjoining building, the construction and extension of new or existing chimneys, soil stacks, vent stacks, and the location of window openings shall comply with applicable sections of this code.

**3307.4 Adjoining roofs and flashing.** The owner shall repair and restore all flashing on any adjoining property, which has been broken or damaged during any construction operations. The owner shall also install such new flashing as may be required to protect any joints exposed by such operations. Where a new building or demolition of an existing building is being conducted

at a greater height, the roof, roof outlets and roof structures of adjoining buildings shall be protected against damage with adequate safeguards by the person doing the work.